

SECRET

Approved For Release 2001/07/16 : CIA-RDP78-06217A000100050034-4

25X1A

Executive Officer, [REDACTED]

28 January 1957

ATTN : Chief, Plans Branch
Acting Chief, Real Estate and
Construction Division

25X1A

Estimated Construction and Maintenance Costs to Provide Facilities
For Elements of the Office of Training [REDACTED]

1. In accordance with your verbal request of 22 January 1957, subject data is attached.
2. These estimates have been prepared in a manner that will enable you to include them in a staff study by inserting the proper attachment number in the space provided.

25X1A

Enclosure:

10 copies of Cost Estimate

Distribution:

Orig. & 1 - Addressee

(1) - C/Plans Branch

1 - Mr. [REDACTED]

1 - WACB (Project)

1 - WACB (Chrono)

1 - WACB (Chrono)

25X1A

WACB: [REDACTED] rww/4543 (28 January 1957)

25X1A

DOC	18	REV DATE	26-1-81	BY	66192
ORIG COMP	-	QPI	11	TYPE	01
ORIG CLASS	5	PAGES	5	REV CLASS	C
JUST	22	NEXT REV	2011	AUTH:	MR 10-2

Approved For Release 2001/07/16 : CIA-RDP78-06217A000100050034-4

SECRET

Approved For Release 2001/07/16 : CIA-RDP78-06217A000100050034-4

**Cost Estimate to Construct Site I Facilities,
and an Estimate of Annual Maintenance and Annual Operating Costs.**

The following is a cost estimate prepared by the Real Estate and Construction Division for the construction of all structures, roads, utilities, and site development at Site I, [REDACTED]. Also included are estimated annual maintenance and annual utilities operating costs.

I Instructional Area

	<u>Quan.</u>	<u>Type</u>	<u>Area</u> <u>ft.²</u>	<u>Total</u> <u>Area</u>	<u>Unit</u> <u>Price</u> <u>\$/ft.²</u>	<u>Basic Construc-</u> <u>tion Cost (A&E</u> <u>Contingencies,</u> <u>etc. to be added)</u>
25X1A	8	Student [REDACTED]	6,600	52,800	\$13.00	\$ 686,400.00
25X1A	2	Civilian Female Instructor's Qts. [REDACTED]	6,200	12,400	13.00	161,200.00
25X1A	1	Civilian Male [REDACTED]	6,200	6,200	13.00	80,600.00
	1	Recreation Hall	5,600	5,600	17.25	96,600.00
	1	Supply Room	2,250	2,250	10.00	22,500.00
25X1A	1	[REDACTED]	9,800	9,800	20.00	196,000.00
	1	Training Aids Building Site III	2,600	2,600	17.50	45,500.00
	1	Auditorium	6,400	6,400	19.00	121,600.00
	1	Arena Classroom Building	3,500	3,500	16.50	57,750.00
	1	Large Classroom Building	10,900	10,900	15.50	168,950.00
	1	Headquarters and Office	16,800	16,800	14.50	243,600.00
		Site Development (surface drainage and grading)				15,000.00
						<u>\$1,895,700.00</u>

25X1A

II [REDACTED]

10 [REDACTED] 1,400 56,000 \$20,000 \$800,000.00

XIII Physical Security Construction
 Approved For Release 2001/07/16 : CIA-RDP78-06217A000100050034-4

(a)	Guard House 60 sq. ft. X \$9.20	=	\$ 552.00
(b)	Fencing 2186 lineal ft. X \$4.45	=	9,730.00
			<u>\$10,282.00</u>

Basic Construction Cost - Say \$10,300.00

IV Utilities and Roads Construction

(a)	Utilities	
1.	Water Supply System	\$ 80,000.00
2.	Sanitary Sewer System	90,000.00
3.	Steam Heating Plant and Heat System	230,000.00
4.	Electrical Power System	51,000.00
	Basic Construction Cost	<u>\$451,000.00</u>

(b)	Roads	
1.	Parking Area 40,850 sq. ft. X \$2.75/yd ²	= \$ 12,480.00
2.	Tennis Court 61,850 sq. ft. X \$2.75/yd ²	= 18,900.00
3.	Roads 145,000 sq. ft. X \$5.00/yd ²	= <u>80,600.00</u>
		<u>\$111,980.00</u>

Basic Construction Cost - Say \$112,000.00

Total (Items a and b above) = \$563,000.00

To the basic construction costs must be added amounts for contingency, A & E fee, overhead and profit, etc.

	I Buildings	II Quarters	III Physical Security	IV Utilities & Roads
Basic Construction Cost	\$1,895,700	\$800,000	\$10,300	\$563,000.00
Contingency +10%	189,500	above	1,030	56,300.00
	<u>\$2,085,200</u>	<u>\$800,000</u>	<u>\$11,330</u>	<u>\$619,300.00</u>
Overhead and Profit +25%	521,300	included	2,830	154,800.00
	<u>\$2,606,500</u>	<u>\$800,000</u>	<u>\$14,160</u>	<u>\$774,100.00</u>
A & E Fee	156,390	32,000	850	46,150.00
	<u>\$2,762,890</u>	<u>\$832,000</u>	<u>\$15,010</u>	<u>\$820,550.00</u>
Contract Administration 5%	138,140	41,600	750	41,030.00
Total Estimated Cost	<u>\$2,901,030</u>	<u>\$873,600</u>	<u>\$15,760</u>	<u>\$861,580.00</u>
Use	\$2,900,000	\$875,000	\$16,000	\$862,000.00

V Annual Maintenance Costs

(a)	Instructional Area	
	126,650 sq. ft. X \$0.50/ft ²	= \$63,325.00

~~S-E-C-R-E-T~~

Approved For Release 2001/07/16 : CIA-RDP78-06217A000100050034-4

56,000 sq. ft. X \$0.35/ft² = 19,600.00

(c) Roads, fences, fire protection, misc. = 10,000.00

\$2,925.00

Say = \$93,000.00

VI Annual Utilities Costs

(a) Heating System \$10,000.00

(b) Water Supply System 8,000.00

(c) Sanitary Sewer System 9,000.00

(d) Electrical Power System 10,000.00

\$37,000.00

~~S-E-C-R-E-T~~

Approved For Release 2001/07/16 : CIA-RDP78-06217A000100050034-4

~~CONFIDENTIAL~~

~~S-E-C-R-E-T~~

Approved For Release 2001/07/16 : CIA-RDP78-06217A000100050034-4

SUMMARY

I Instructional Area	\$2,900,000.00
II 10 Family Quarters	875,000.00
III Physical Security Construction	16,000.00
IV Utilities and Roads	<u>862,000.00</u>
Estimated Total Construction Cost	\$4,653,000.00
V Annual Maintenance Costs	\$ 93,000.00
VI Annual Utilities Operating Costs	<u>67,000.00</u>
Estimated Total Yearly Costs	\$160,000.00

4
~~S-E-C-R-E-T~~

Approved For Release 2001/07/16 : CIA-RDP78-06217A000100050034-4